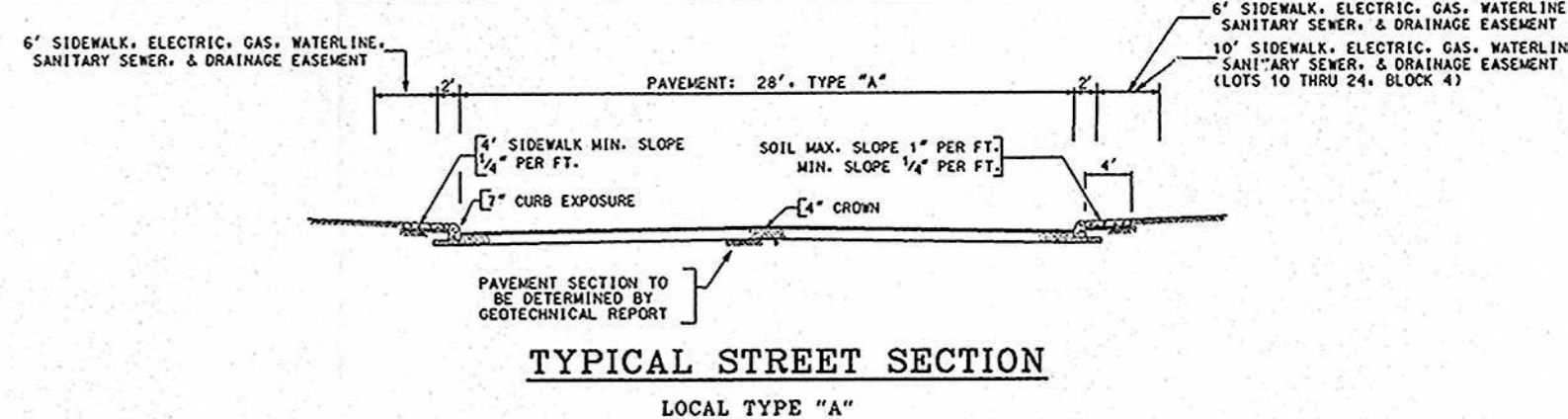


ROCKY TRAIL
(PRIVATE STREET)

THE OAKS OF FRENCH CREEK, UNIT-1
VOLUME 9532 PAGE 118

DRAIN R.O.W.
THE OAKS OF FRENCH CREEK, UNIT-2
VOLUME 9537 PAGE 221

P-13A



NOTES:

- NONE OF THE AREA TO BE DEVELOPED IS OVER THE EDWARDS RECHARGE ZONE. 0.62 ACRES OF LAND IN LOT 60, BLOCK 4, N.C.B. 18290 (GREEN/SPACE PARK AREA) IS OVER THE RECHARGE ZONE.
- WATER SERVICE TO BE PROVIDED BY SANS.
- SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
- GAS AND ELECTRIC TO BE PROVIDED BY CPS.
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T TEXAS.
- CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
- INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
- IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
- ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 21 35-506 (q).
- THIS PROPERTY IS INSIDE OF CITY LIMITS.
- PEDESTRIAN EASEMENTS SHALL BE PROVIDED AT THE PLATTING STAGE FOR CONSTRUCTION OF SIDEWALKS ON PRIVATE STREETS.
- THIS DEVELOPMENT REQUIRES A TOTAL OF 0.8 ACRES OF PARK/OPEN SPACE DEDICATION. THIS DEVELOPMENT WILL PROVIDE 0.4 ACRES OUTSIDE THE FLOOD PLAIN, PLUS 0.4 ACRES IN THE FLOOD PLAIN, TO MEET ITS REQUIRED PARKLAND/OPEN SPACE DEDICATION. (TOTAL DEDICATION TO THE CITY OF SAN ANTONIO IS 15.8 ACRES).
- PROPERTY ZONED PUD R6.

SPECIAL NOTES:

- "THE FLOODPLAIN LIMITS ON THIS PUD PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PUD PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH ARTICLE 10, SECTION 35-519 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

N.C.B. 18292
51
SKOK ESTATES
VOLUME 9550 PAGE 158

AVALON SUBDIVISION Density and Open Space Ratios	
Number of Single Family Lots	= 57 Lots
Base Zoning District	PUD R6
Maximum Density Allowed	5
Proposed Density	= 2.1 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 80%
Total Space	= 1,180,694 S.F.
Total Acreage	= 27.1051 acres
Occupied Space (20 %)	66,647 S.F. Street R.O.W.'s (Private)
	23,598 S.F. Driveways, sidewalks, & common area
	232,838 S.F. Access Drives
	NA Drain R.O.W.
	NA Outdoor Storage Areas
	NA Mechanical Equipment
	5,793 S.F. R.O.W. Dedication
	136,800 S.F. House Slabs (includes garages)
Net Open Space	= 947,856 S.F.
Total Space	= 1,180,694 S.F.
Open Space Ratio	= 0.80

DEVELOPMENT PLAN / SCHEDULE			
UNITS	ACRES	No. LOTS	COMPLETION DATE
1	27.1	57	JAN. 2007

10-19-06P01:20 RCVD

#06-027

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
Chairman: _____ Date: _____
Secretary: _____ Date: _____

LEGAL DESCRIPTION

BEING 27.1051 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING OUT OF A 77.30 ACRE TRACT OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT NO. 26, COUNTY BLOCK 4782, NEW CITY BLOCK 18290, AS DESCRIBED IN VOLUME 2641 PAGE 519 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER:

WOODSIDE TEXAS LAND HOLDINGS, L.P.
3522 PAESANDS PKWY, SUITE #301
SAN ANTONIO, TEXAS 78231
TEL. No. (210) 448-1941

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



AVALON SUBDIVISION
PLANNED UNIT DEVELOPMENT
No. 06-027

REVISIONS:	NO.	DATE	DESCRIPTION
	1	10/19/06	ADDED RECHARGE ZONE TO PLAN

DESIGN	BY	DATE
R. A. L.	JAL	
DRAWN		
P. A. E.		
CHECKED		
DATE		
MAR. 23. 2006		
JOB NO.		
1-9267		
SHT.		
1 of 1		



City of San Antonio

Department of Development Services

TO: Robert Liesman

DATE: October 25, 2006

ADDRESS: 1035 Central Parkway North
San Antonio, Texas 78232

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-027, Avalon

The plat or plan referenced above was considered by the ☒ Planning Commission

☐ Interim Assistant Director
Fernando J. Deleon, P.E.

The following action was taken:

☐ APPROVED
☒ APPROVED WITH CONDITIONS
☐ DENIED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

CONDITIONS OF APPROVAL:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets states that development shall comply with the following:

- UDC 35-502(a)(9) Roadways.
- UDC 35-506(q) Sidewalks.
- All access roadways shall provide clear sight distance.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided is to be dedicated to the Home Owners Association.
- The parkland provided shall be shown as “Park” or Open Space” on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The instruments creating the Home Owners Association are provided by the application for plat approval; UDC Section 35-503(e) *Designation of Parkland*.

SAWS recommends approval with the following conditions:

- 100 year Flood Plain shown and buffering (if applicable)
- Significant recharge features and buffering (if applicable)
- Category letter for all site specific plats (if category 2 or 3, and Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

The Avalon subdivision has approximately .401 acres that lie within the Edwards Aquifer Recharge Zone and shall remain undeveloped and will be included in the open space park area as depicted on PUD Plan # 06-027. Any wells found on site should be plugged, for plugging standards please contact Kirk Nixon at 233-3523. According to the Water Quality Ordinance #81491, Section 34-913, buffering may be required.